

MORTGAGE DEED

KNOWN ALL MEN BY THESE PRESENTS THAT Russell S. Santoro and Bruce W. Allen, Trustees of Blueberry Farm Trust, under Declaration of Trust dated June 24, 1987, recorded with the Worcester District Registry of Deeds in Book 10580, Page 369, hereinafter called the "Mortgagor", with a mailing address at 4 Mill Street, Bellingham, Massachusetts, 02019 for consideration paid, hereby grant to Raymond C. Green and Company, Inc., and Joseph B. Grossman, II and Morton S. Grossman, Trustees of First Boston Associates, u/d/t dated September 18, 1984, recorded with the Worcester District Registry of Deeds in Book 9953, Page 240, hereinafter called the "Mortgagee", with a mailing address at P.O. Box 8606 Boston, Massachusetts, with MORTGAGE COVENANTS, to secure the payment of an indebtedness in the principal sum of TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$275,000.00) with interest and any other charges thereon, as evidenced by a Note ("Note") from the Mortgagor to the Mortgagee of even date herewith, payable at the times, in the manner and with interest all as provided in said Note, and to secure the performance of all covenants and agreements of the Mortgagor contained herein and in said Note, the land and premises, situated in Mendon, Worcester County, Massachusetts, more particularly described in Schedule "A" attached hereto and made a part hereof, with the benefit of and subject to any matters therein set forth, together with the buildings and improvements now or hereafter erected thereon and all and singular the tenements, hereditaments and appurtenances thereunto belonging (hereinafter referred to as the "Property").

The Mortgagor covenants and agrees with the said Mortgagee, its successors and assigns as follows:

1. That the Mortgagor is lawfully seized in fee simple of the Property, and has good right, full power and lawful authority to mortgage the same in the manner aforesaid; that the Property is free and clear of all encumbrances except for those recited in Schedule "A" and that the Mortgagor will make any further assurances of title that the Mortgagee may require.
2. To pay the Note hereby secured and interest thereon as the same shall become due and payable and also any other indebtedness that may accrue to the Mortgagee under the terms of the Note or this Mortgage.
3. That the Mortgagor will protect and maintain or cause to be maintained in good order, repair and condition at all times the Property, including without limitation, the buildings and structures now standing or hereafter erected thereon, and any additions and improvements thereto, and the utility services, the parking areas and access road, damage from casualty expressly not excepted.

MORTGAGED PREMISES: LOT 1 PROVIDENCE ROAD, MENDON, MA

See page 131 of this Book

*Complaint
B. 12360
P. 334*

*Order
B 12991
P 383
AUG 21 13 PM '88
Possession
B 12991
P 384*

*Appointment
B 12991
P 385*

*Foreclosure
Deed
B 12991
P 387*

*Affidavit
B 12991
P 389*

4. To carry with respect to the Property and its use such insurance as the Mortgagee may from time to time require and as may from time to time be required by any applicable Federal, State or local law, or regulation; and all insurance (with evidence of payment of premiums thereon satisfactory to the Mortgagee) so required to be maintained, together with any other insurance with respect to the Property maintained by the Mortgagor, shall be deposited with, and, except for public liability coverage and any other coverage the Mortgagee may determine shall not be payable to it in case of loss, shall be first payable in case of loss to the Mortgagee; all renewals or replacements of such insurance from time to time in force together with evidence of payment of premiums thereon satisfactory to the Mortgagee shall be delivered to the Mortgagee 10 days at least before the expiration date of the then current insurance; all insurance required as aforesaid to be maintained with respect to the Property shall be written by such companies, on such terms, in such form and for such periods and amounts as the Mortgagee shall from time to time approve; and no settlement on account of any loss covered by such insurance shall be effected without the consent of the Mortgagee.

5. The Mortgagor covenants that if the premises covered hereby, or any part hereof, shall be damaged by fire or other hazard against which insurance is held as herein provided, the amounts paid by any insurance company pursuant to the contract of insurance shall, to the extent of the indebtedness then remaining unpaid, be paid to the Mortgagee and, at the Mortgagee's option, may be applied by the Mortgagee in any one or more of the following ways (1) apply the same or any part thereof upon the indebtedness secured hereby, whether such indebtedness then be matured or unmatured, (2) use or permit the use of the same or any part thereof to fulfill any of the covenants contained herein as the Mortgagee may determine, (3) use or permit the use of the same or any part thereof to replace or restore the Property to a condition satisfactory to the Mortgagee, or (4) release the same to the Mortgagor; and the Mortgagor thereby grants to the Mortgagee, in the event of foreclosure, full authority as attorney irrevocable of the Mortgagor to cancel such insurance and retain the return premiums thereof.

6. Any and all awards made by any public or quasi-public authorities on account of any condemnation for public use or injury to the Property, are hereby assigned to the Mortgagee, and the Mortgagee, at its option, is hereby authorized, directed and empowered to collect and receive the proceeds of any such award and awards from the authorities making the same and to give proper receipts and acquittances therefor, and may, at the Mortgagee's election, use such proceeds in any one or more of the following ways: (1) apply the same or any part thereof upon the indebtedness secured hereby, whether such indebtedness then be matured or unmatured, (2) use or permit the use of the same or

any part thereof to fulfill any of the covenants contained herein as the Mortgagee may determine, (3) use or permit the use of the same or any part thereof to replace or restore the Property to a condition satisfactory to the Mortgagee, or (4) release the same to the Mortgagor; and the Mortgagor hereby covenants and agrees to and with the Mortgagee, upon request by the Mortgagee, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning any such award to the Mortgagee free, clear and discharged of any and all encumbrances of any kind or nature whatsoever.

7. That the Mortgagor will not commit or suffer any strip or waste of the Property or any violation of any law, (including, without limitation, environmental laws) regulation or ordinance affecting the Property and will not commit or suffer any demolition, removal or material alteration of any of the buildings or improvements on the Property without the written consent of the Mortgagee, and will not violate nor suffer the violation of any restrictions, covenants or agreements, if any, of record affecting the Property.

8. To pay before the last day on which the same may be paid without interest, penalty, premium or default, all taxes, assessments and charges of every nature and to whomever assessed that may now or hereafter be levied or assessed, or which by reason of non-payment become a lien upon the Property or any part thereof, upon the rents, issues, income or profits thereof, or upon the lien or estate created hereby, whether any or all of said taxes, assessments or charges be levied directly or indirectly or as excise taxes or as income taxes; and to thereupon submit to the Mortgagee such evidence of the due and punctual payment of such taxes, assessments, and charges as the Mortgagee may require; and also to pay all taxes, assessments or charges which may be levied on the indebtedness secured hereby, or the interest thereon.

9. To pay all sums, the failure to pay which may result in the acquisition of a lien prior to the lien of this Mortgage, before such prior lien may attach.

10. That if the Mortgagor shall neglect or refuse to keep in good repair the Property, to replace the same as herein agreed, to maintain and pay the premiums for insurance which may be required under paragraph 4 or to pay and discharge all taxes of whatsoever nature, assessments and charges of every nature and to whomever assessed, as provided for in paragraph 8, to pay the sums required by it to be paid in paragraph 9, above, to pay any balance due under any conditional agreement of sale on any articles or fixtures included as a part of the Property, to pay for the assessment and removal of oil or hazardous materials or to pay any other sums required herein to be paid by it, the Mortgagee may, at its election, cause such repairs or

replacements to be made, obtain such insurance or pay said taxes, assessments, charges and sums, and any amounts paid as a result thereof, together with interest thereon from the date of payment at the rate provided for in the Note, shall be immediately due and payable by the Mortgagor to the Mortgagee, and until paid shall be added and become a part of said principal debt secured hereby, and the same may be collected as a part of said principal debt in any suit hereon or upon the Note; but no such advance shall be deemed to relieve the Mortgagor from any default hereunder or impair any right or remedy arising therefrom.

11. That; if required by the Mortgagee, the Mortgagor will deposit with the Mortgagee, on each day when any payment under the Note is required to be made, a sum determined by the Mortgagee to be sufficient to provide, in the aggregate, a fund adequate to pay any taxes, charges, sewer use fees, water rates, ground rents, assessments of every name and nature and any other obligation which may have or acquire priority over this Mortgage and which are assessed or payable with reference to the Property, at least 10 days before the same become delinquent or accrue interest or penalty; and whenever the Mortgagee determines the sums accumulated under the provisions of this paragraph 11 to be insufficient to meet the obligation for which such deposits were made, the Mortgagor shall pay, on the demand of the Mortgagee, any amount required to cover the deficiency therein; every deposit may, at the option of the Mortgagee, be applied directly against the obligation with reference to which it was made, or, to the fullest extent permissible according to law, any other obligation of the Mortgagor secured hereby; such deposits may be commingled with other assets of the Mortgagee and, in the discretion of the Mortgagee, invested by the Mortgagee for its own account without any obligation to pay income from such investment, or interest on such deposits to Mortgagor, or to account to Mortgagor for such income in any manner.

12. That the Mortgagor will deliver to the Mortgagee, upon request, a statement of annual income and expenses, in detail reasonably satisfactory to the Mortgagee, in connection with the Property within ninety (90) days after the expiration of the Mortgagor's fiscal year, certified to by the Mortgagor (if an individual, partnership or trust, otherwise by its chief financial officer).

13. That if any action or proceeding be commenced, excepting an action to foreclose this Mortgage or to collect the debt hereby secured, to which action or proceeding the holder of this Mortgage is made a party by reason of the execution of the Mortgage or the Note which it secures, or in which it becomes necessary in Mortgagee's opinion to defend the lien of this Mortgage, or the value of the Property secured hereby, all sums paid by the Mortgagor, together with interest thereon from date of payment at the rate provided for in the Note, and any such sum

and the interest thereon shall be immediately due and payable and be secured hereby, having the benefit of the lien hereby created, as a part thereof, and of its priority.

14. The Mortgagor hereby assigns, transfers, and sets over to the Mortgagee, as collateral security for the indebtedness evidenced by the Note and secured by this Mortgage, any and all leases and sums of money now due or hereafter becoming due from the leasing, letting or other use of the Property, said money to be collected by the Mortgagor so long as there is no default in the making of any payment or in the performance of any conditions or covenants in the Note or this Mortgage. The Mortgagor agrees that written notice of such default by the Mortgagee to any lessee, tenant or occupant of the Property shall authorize and require said lessee, tenant or occupant to pay all rents or other sums of money then due, and due thereafter, directly to the Mortgagee, until further notice by the Mortgagee. The Mortgagor further agrees that, in the event of any such default, it will not assign, alter or amend, and that it will not assent to the assignment, alteration or amendment of, any lease in connection with the Property without the written consent of the Mortgagee. Mortgagor agrees, on demand by Mortgagee, to submit to Mortgagee for inspection all leases relating to the Property. The Mortgagee shall have the right, by the execution of suitable written instruments from time to time, to subordinate this Mortgage, and these rights of the Mortgagee hereunder, to any lease or leases from time to time in force with reference to the Property, and on the execution of any such instrument, this Mortgage shall be subordinate to the lease from which such subordination is applicable with the same force and effect as if such lease had been executed and delivered, and a notice thereof recorded to the extent required to give notice to third persons, prior to the execution, delivery and recording of this Mortgage.

15. That the Mortgagor shall not cancel any of the leases now or hereafter assigned to the Mortgagee pursuant to paragraph 14 above, nor terminate or accept a surrender thereof or reduce the payment of the rent thereunder or modify any of said leases or accept any prepayment of rent therein without first obtaining, on each occasion, the written approval of the Mortgagee.

16. To faithfully keep and perform all of the obligations of the landlord under all of the leases now or hereafter assigned to the Mortgagee pursuant to paragraph 14 above and to permit to accrue to any tenant under any such lease any right to prepaid rent pursuant to the terms of any lease other than the usual prepayment of rent as would result from the acceptance on the first day of each month of the rent for such month, according to the terms of the various leases.

17. That the Mortgagor will not acquire any fixtures or equipment subject to any security interest, conditional sale, title retention arrangement or other charge or lien taking precedence over the lien hereof.

18. That if any law is hereafter passed by the United States of America or the Commonwealth of Massachusetts deducting from the value of land for the purpose of taxation any lien thereon, or changing in any way the laws now in force for the taxation of mortgages or debts secured by mortgage for Federal, State or local purposes, or the manner of collection of any such taxes, so as to affect adversely and materially the rights of the holder or this Mortgage notwithstanding compliance by the Mortgagor with all other provisions hereof, then the whole of the indebtedness hereby secured shall, at the election of the holder of this Mortgage, become due and payable ninety (90) days after written notice of the Mortgagor requiring payment of the mortgage debt, and it is hereby agreed that if such notice be given, the said debt shall become due, payable and collectible at the expiration of said ninety (90) days; provided, however, that such requirement of payment shall be ineffective if the Mortgagor is permitted by law to pay the whole of such tax in addition to all other payments hereunder, without any penalty thereby accruing to the Mortgagee, and if the Mortgagor does pay such tax prior to the date upon which payment is required by Mortgagee's said notice.

19. That the Mortgagee may enter the Property at any reasonable time upon reasonable notice to inspect the Property and to determine whether the Mortgagor is in compliance with its obligations under this Mortgage.

20. That upon any default in the payment of the indebtedness hereby secured, or of any installment thereof, or in the payment of the taxes, assessments or charges aforesaid, or if strip or waste be permitted from the Property without the written consent of the Mortgagee, or if the Mortgagee shall have granted its consent in writing to the creation by the Mortgagor of a mortgage subordinate in lien to the lien of the Mortgage, at the date hereof or subsequent thereto, and if there occurs any default under any such subordinate mortgage whether or not such default may result in the acceleration of the indebtedness secured thereby, or if there shall occur the commencement of foreclosure or other enforcement proceedings under any such subordinate mortgage, or under any note or other obligation secured by such subordinate mortgage, or if any oil or hazardous waste is discovered at the Property or upon any default in the performance or observance of any other act or thing herein required, or agreed to be done, the entire indebtedness hereby secured shall, subject to the grace period set forth in the Note, thereupon become due and payable and this Mortgage subject to foreclosure, at the option of the Mortgagee. The entire

indebtedness secured hereby shall become immediately due, at the option of the Mortgagee, if the Mortgagor creates any encumbrance on the Property, or permits any encumbrance to attach against the Property, without the consent of the Mortgagee, even if such encumbrance is inferior to this Mortgage (except for real estate taxes and assessments until ten (10) days before any delinquency therein, delinquency with reference to such taxes and assessments being herein defined, for the purpose of this Mortgage, as meaning the time when, on the nonpayment thereof, interest or penalties commence to accrue), or if by order of a court of competent jurisdiction a receiver or liquidator or trustee of the Mortgagor shall be appointed and shall not have been discharged within thirty (30) days, or if by decree of such court the Mortgagor shall be adjudicated bankrupt or insolvent, or if a proceeding is filed by or against the Mortgagor under the Federal Bankruptcy Code or any other similar statute applicable to the Mortgagor as now or hereafter in effect, and if such proceeding has been filed against the Mortgagor and shall not be dismissed within forty-five (45) days after such filing, or if such Mortgagor shall institute any proceeding for its dissolution or liquidation, or shall make an assignment or trust mortgage arrangements, so-called, for the benefit of creditors, or shall admit in writing inability to pay his or its debts generally as they become due, or shall consent to the appointment of a receiver or trustee or liquidator of Mortgagor.

21. That whenever and as long as any default hereunder shall exist, the Mortgagee shall have the right to enter into and take possession of all or any part of the Property and to use, operate, manage and control the same and conduct the business thereof and collect the rents and profits therefrom as the Mortgagee shall deem appropriate. Upon every such entry, the Mortgagee may from time to time at the expense of the Mortgagor (which amount shall be payable by the Mortgagor together with interest thereon from date of payment at the rate provided for in the Note and shall be secured hereby) make all such repairs, replacements, alterations, additions and improvements to the Property as the Mortgagee may deem proper and may exercise all rights and powers of the Mortgagor, either in his name or otherwise as the Mortgagee shall determine. All rents and profits from the Property collected by the Mortgagee shall be applied to pay the expense of holding and operating the Property, or conducting the business thereof, of all maintenance thereof, of all repairs, replacements, alterations, additions, and improvements thereto and to make all payments which the Mortgagee may be required or may elect to make, if any, for taxes, assessments, insurance, and other proper charges upon the Property or any part thereof as well as charges and reasonable compensation for the services of the Mortgagee and of all persons engaged and employed in protecting or preserving the Property or conducting the operation of the Property. The remainder of such rents and profits, if any, shall be applied to the payment of all

sums of principal and interest then due to the Mortgagee on the indebtedness secured hereby. If and whenever prior to a foreclosure sale of the Property all arrears of required payments of interest and principal and all sums paid or advanced by the Mortgagee under any provision hereof and the reasonable and proper charges, expenses and liabilities of the Mortgagee, its agents, attorneys and counsel and all other sums then payable hereunder shall be paid or collected out of the Property and all defaults hereunder shall have been cured, the Mortgagee shall surrender to the Mortgagor the possession of the Property and thereupon the Mortgagor and the Mortgagee shall be restored to their former position and rights hereunder in respect to the Property, but no such surrender shall extend to or affect any subsequent default or impair any right consequent thereon. Any excess funds held by the Mortgagee after surrender of the Property shall be returned to the Mortgagor. Provided, however, that in the exercise by the Mortgagee of the rights hereinabove in this paragraph contained, the Mortgagee shall not be required to waive any other rights which it may have acquired by reason of any prior default of the Mortgagor, including but not limited to the right of acceleration and foreclosure, to the end that, unless the Mortgagee so elects, the Mortgagee is not required to cure pas defaults with the net proceeds received from the operation of the Property under an exercise of the rights granted in this paragraph but may instead elect to apply such net proceeds to the indebtedness, as accelerated. The rights and remedies of the Mortgagee for any default under this Mortgage or any other instrument are not mutually exclusive, and may be exercised successively or concurrently and from time to time for as long as any default exists, and the failure of the Mortgagee to exercise any such rights in any one or more instances, or the acceptance by the Mortgagee of partial payments of amounts in default secured hereby, shall not constitute a waiver of such default, but such right shall remain continuously in force; and acceleration of maturity, once claimed hereby by the Mortgagee, may, at the Mortgagee's option, be rescinded by written acknowledgement to that effect without waiving the default or any rights, including the right to accelerate once again, with respect thereto; moreover, the tender and acceptance of partial payment of amounts in default after acceleration, or the commencement of any foreclosure action, shall not in any way affect, rescind or terminate such acceleration of maturity or such foreclosure action. The provisions of this paragraph are supplementary to the rights granted by law to the Mortgagee to enter upon and take possession of the Property or any part thereof for breach of covenant or condition of this Mortgage and to foreclose the same. Anyone dealing with the Mortgagee may rely conclusively upon a certificate by the Mortgagee that any notice of default required by this paragraph was given and that the action required of the Mortgagor to cure the default was not taken or prosecuted as herein provided.

22. That if the Mortgagee, following an event of default on the part of the Mortgagor which remains uncured after any applicable grace period, elects to foreclose this Mortgage under the Statutory Power of Sale contained herein and to thereby sell the Property at public auction, then at any foreclosure sale, any combination or all of the Property or security given to secure the indebtedness secured hereby may be offered for sale for one total price, and the proceeds of such sale accounted for in one account without distinction between the items of security of without assigning to them any proportion of such proceeds, the Mortgagor hereby waiving the application of any doctrine of marshalling; and, in case the Mortgagee, in the exercise of the power of sale herein given, elects to sell in parts or parcels, said sales may be held from time to time, and the power shall not be fully executed until all of the Property not previously sold shall have been sold.

23. That the Mortgagor shall have the right to contest by appropriate legal proceeding, but without cost or expense to the Mortgagee, the validity of any laws, ordinances, orders, rules and regulations affecting the Property if compliance therewith may legally be held in abeyance without the incurring of any charge, lien or liability against the Property, and the Mortgagor may postpone compliance therewith until the final determination of any such proceedings, provided they shall be prosecuted with due diligence and dispatch, and if any lien or charge is incurred, the Mortgagor may, nevertheless, make the contest and delay compliance, provided the Mortgagee is furnished with security, reasonably satisfactory to it against any loss or injury by reason of such noncompliance or delay.

24. That from time to time on the request of the Mortgagee, the Mortgagor shall furnish a written statement, signed and, if requested, acknowledged, setting forth the amount of the indebtedness which the Mortgagor acknowledges to be due on the Note and under this Mortgage, specifying any claims of off-set or defense which the Mortgagor asserts against the indebtedness secured hereby or any obligations to be paid or performed hereunder, and the then state of facts relative to the condition of the Property.

25. That wherever notice, demand or a request may properly be given to the Mortgagor under this Mortgage, the same shall always be sufficient to serve as a notice, demand or request hereunder if in writing and posted in the United States Mail by registered or certified mail, addressed to the Mortgagor at the address given in this Mortgage as the Mortgagor's address or the business address of the Mortgagor last known to the Mortgagee hereof; and any such notice, demand or request shall be treated as having been given upon such deposit in the United States Mail; and a notice so addressed shall always be a sufficient notice, notwithstanding a change in the ownership of the equity of

redemption of the Property, whether or not consented to by the Mortgagee; and where more than one person or entity constitutes the Mortgagor, one notice sent to the address given in the Mortgage as the Mortgagor's address, or the last known business address of any one of them, shall constitute sufficient notice to all. Mortgagee shall provide a copy of all notices to Jepsky & Sack, 1000 Franklin Village Drive, Suite 302, Franklin, Massachusetts 02038, Attention William D. Sack, Esquire, but failure to do so will not invalidate a properly delivered notice to Mortgagor.

26. That the Mortgagor (if a partnership, trust, corporation or other entity) shall not dissolve or permit its dissolution without the consent of the Mortgagee; nor shall the Mortgagor voluntarily transfer, nor suffer or permit the transfer of, whether by operation of law or otherwise, the legal or equitable interest in the equity of redemption in the Property, or any part thereof; nor shall the Mortgagor suffer the transfer of any equitable or beneficial interest in the Mortgagor, if the Mortgagor is a trust, partnership, corporation or other entity, except as between any Mortgagors; and in the event the ownership of the Property or any part thereof becomes vested in any person or entity other than the Mortgagor, with or without consent, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this Mortgage and the indebtedness and other obligations secured hereby in the same manner as with the Mortgagor, without in any way affecting or discharging the Mortgagor's liability hereunder to the indebtedness or other obligations hereunder secured; and no forbearance on the part of the Mortgagee and no extension of the time for the payment, the performance of any of the obligations of the Mortgagor as set forth herein or other indulgences shall operate to release, discharge, modify, change or affect the liability of the Mortgagor herein, either in whole or in part.

27. If this Mortgage, by its terms, is now, or at any time becomes, subject or subordinate to a prior mortgage, the Mortgagor shall not, without the consent of the Mortgagee, agree to the modification, amendment or extension of the terms or conditions of such prior mortgage or the note or other obligation secured thereby.

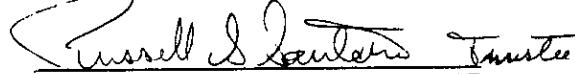
28. In case any one or more of the provisions of this Mortgage are held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not limit or impair enforcement of any other provision hereof.

The word "Mortgagor," as used herein, shall mean the party named at the beginning of this instrument as the Mortgagor, and any subsequent owner or owners of the equity of redemption of the Property. The word "Mortgagee," as used herein, shall mean the Mortgagee named at the beginning of this instrument, and any subsequent holder or holders of this Mortgage.

All the covenants and agreements of the Mortgagor herein contained shall constitute covenants running with the land and shall be binding upon the Mortgagor and the successors and assigns of the Mortgagor.

This Mortgage is upon the STATUTORY CONDITION and upon the further condition that all covenants and agreements of the Mortgagor contained herein and in said Note shall be kept and fully performed, for any breach of which, or for any breach of any of the covenants or conditions contained in any prior mortgage or subordinate mortgage (no consent to which is hereby granted or implied), or under the notes or obligations secured thereby, the Mortgagee hereof shall have the STATUTORY POWER OF SALE.

EXECUTED AS A SEALED INSTRUMENT THIS 1st DAY OF AUGUST, 1988



RUSSELL S. SANTORO, TRUSTEE OF
BLUEBERRY FARM TRUST



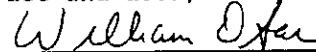
BRUCE W. ALLEN, TRUSTEE OF
BLUEBERRY FARM TRUST

COMMONWEALTH OF MASSACHUSETTS

NORFOLK, SS.

AUGUST 1, 1988

Then personally appeared the above-named Russell S. Santoro and Bruce W. Allen, Trustees as aforesaid, and acknowledged the foregoing instrument to be their free act and deed, before me.



WILLIAM D. SACK, NOTARY PUBLIC
MY COMMISSION EXPIRES: 5/16/91

EXHIBIT "A"

The Lot situated on Providence Road and shown as Lot 1 on a plan entitled, "Plan Of Land In MENDON, MASS. Scale: 1"=40' June 17, 1988 Prepared For High Point Realty Trust 4 Mill Street Bellingham, MA Prepared By Allen, Demurjian Major & Nitsch Inc.", recorded with the Worcester District Registry of Deeds in Plan Book 603 , Plan 110, and to which plan reference may be made for a more particular description of said Lot.

For title of Mortgagor, see deed of David Denenberg, Jr. a/k/a David Denenberg and Robinne C. Denenberg, dated June 24, 1987, recorded with the Worcester District Registry of Deeds in Book 10580, Page 372, being a portion thereof.

11111

ATTEST: WORC., Anthony J. Vigliotti, Register